
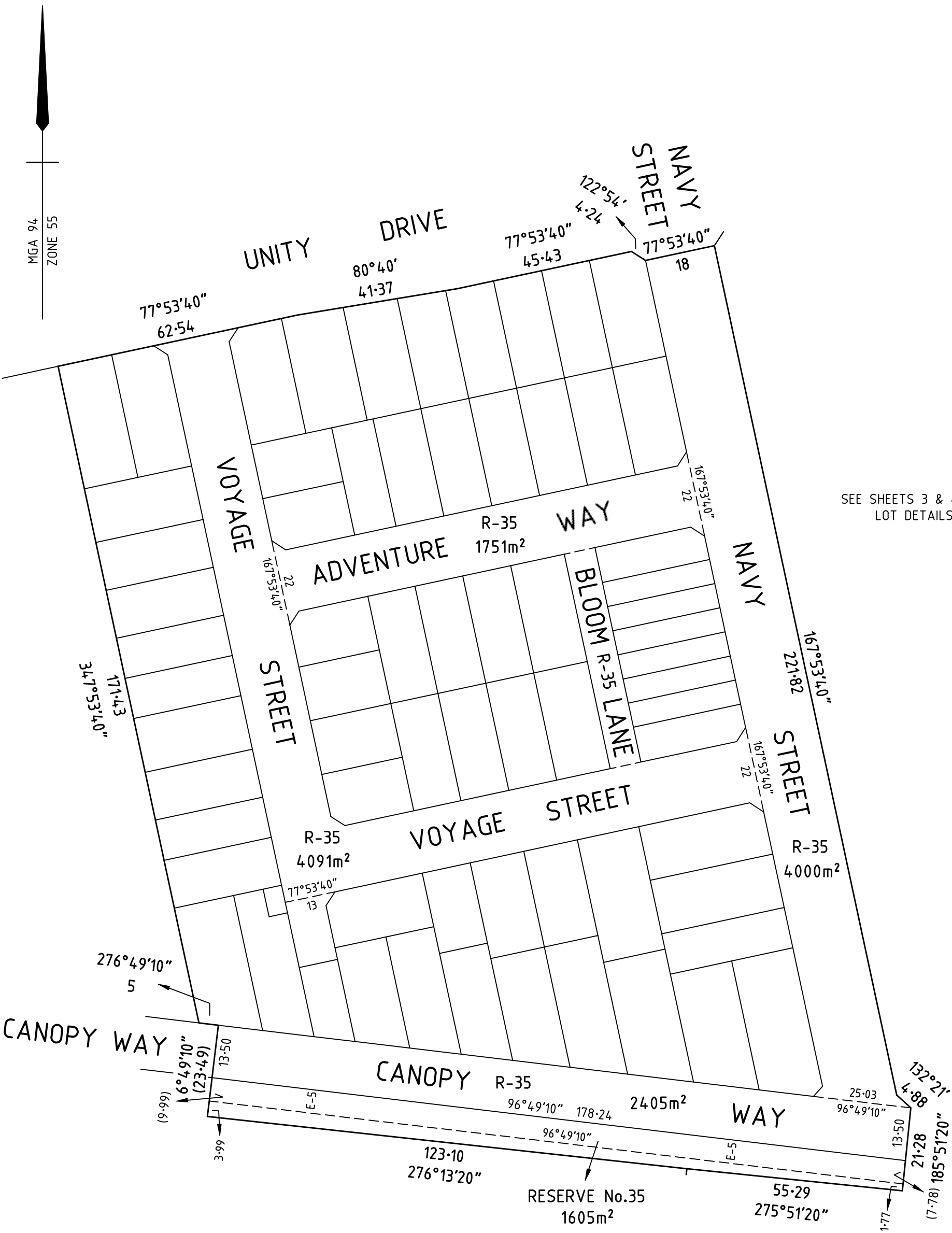


PLAN OF SUBDIVISION				EDITION 1		PS 709524N/S35	
<div>LOCATION OF LAND</div> <div>PARISH: DUNEED</div> <div>TOWNSHIP: -</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: PARTS OF F, G & N</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCE: VOL.12070 FOL.728</div> <div>LAST PLAN REFERENCE: PS 709524N (LOT S54)</div> <div>POSTAL ADDRESS: 25 CANOPY WAY</div> <div>(AT TIME OF SUBDIVISION) MOUNT DUNEED 3217</div> <div>MGA94 CO-ORDINATES: E 265 790 ZONE 55</div> <div>(AT APPROX CENTRE OF LAND IN PLAN) N 5 765 640 GDA 94</div>				<div>Council Name: City of Greater Geelong</div> <div>Council Reference Number: 14383</div> <div>Planning Permit Reference: PP-496-2012</div> <div>SPEAR Reference Number: S143567B</div> <div>Certification</div> <div>This plan is certified under section 6 of the Subdivision Act 1988</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement is to be satisfied in stage: 56</div> <div>Digitally signed by: Shane Pritchard for City of Greater Geelong on 14/07/2020</div>			
VESTING OF ROADS AND OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. SEE OWNERS CORPORATION SEARCH REPORT(S) FOR DETAIL</div> <div>NONE OF THE EASEMENTS AND RIGHTS MENTIONED IN SUB-SECTION (2) OF SECTION 12 OF THE SUBDIVISION ACT 1988 ARE IMPLIED OVER ANY OF THE LAND IN THIS PLAN</div> <div>CREATION OF RESTRICTIONS No.35, 35A & 35B:</div> <div>RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEET 5.</div> <div>OTHER PURPOSE OF PLAN:</div> <div>PARTS OF THE EASEMENTS FOR DRAINAGE & PIPELINE OR ANCILLARY PURPOSES SHOWN ON PS709524N AFFECTING THE ROADS R-35 ARE TO BE REMOVED UPON REGISTRATION OF THIS PLAN.</div> <div>GROUND FOR REMOVAL:</div> <div>CONSENT OF BARWON REGION WATER CORPORATION & GREATER GEELONG CITY COUNCIL RESPECTIVELY VIDE SEC.6(1)(k)(iii) SUBDIVISION ACT 1988.</div> <div>GROUND FOR VARIATION:</div> <div>CONSENT OF BARWON REGION WATER CORPORATION VIDE SEC.6(1)(k)(iii) SUBDIVISION ACT 1988.</div>			
ROADS R-35		CITY OF GREATER GEELONG					
RESERVE No.35		CITY OF GREATER GEELONG					
RESERVE No.36		CITY OF GREATER GEELONG					
RESERVE No.37		POWERCOR AUSTRALIA LIMITED					
NOTATIONS							
DEPTH LIMITATION: DOES NOT APPLY							
<div>STAGING: THIS IS A STAGED SUBDIVISION.</div> <div>PLANNING PERMIT No.496/2012</div> <div>SURVEY: THIS PLAN IS BASED ON SURVEY</div> <div>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK No(s) N/A</div> <div>IN PROCLAIMED SURVEY AREA No. N/A</div>							
EASEMENT INFORMATION							
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of			
E-1,E-3 & E-7	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG			
E-2 & E-3	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION			
E-4 & E-6	DRAINAGE	SEE PLAN	PS709524N	CITY OF GREATER GEELONG			
E-5,E-6 & E-7	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS709524N - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION			
<div><div>LICENSED LAND SURVEYORS & ENGINEERS</div><div>CALIBRE CONSULTING (MELB) PTY LTD</div><div>Level 2, 55 Southbank Boulevard</div><div>Southbank VIC 3006</div><div>T 03 9203 9000</div><div>F 03 9203 9099</div><div>www.calibregroup.com</div></div>			Armstrong MtDuneed Stage 35	DEVELOPMENT AREA: 3.79ha	NO.OF LOTS: 66	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5 SHEETS
REF: M100611/35 VERSION: E GL 17/2/20			Digitally signed by: Zois Aravanis, Licensed Surveyor, Surveyor's Plan Version (E1), 11/06/2020, SPEAR Ref: S143567B				



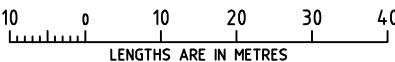
SEE SHEETS 3 & 4 FOR
LOT DETAILS



LICENSED LAND SURVEYORS & ENGINEERS
CALIBRE CONSULTING (MELB) PTY LTD
Level 2, 55 Southbank Boulevard
Southbank VIC 3006

T 03 9203 9000
F 03 9203 9099
www.calibregroup.com

SCALE
1:1000

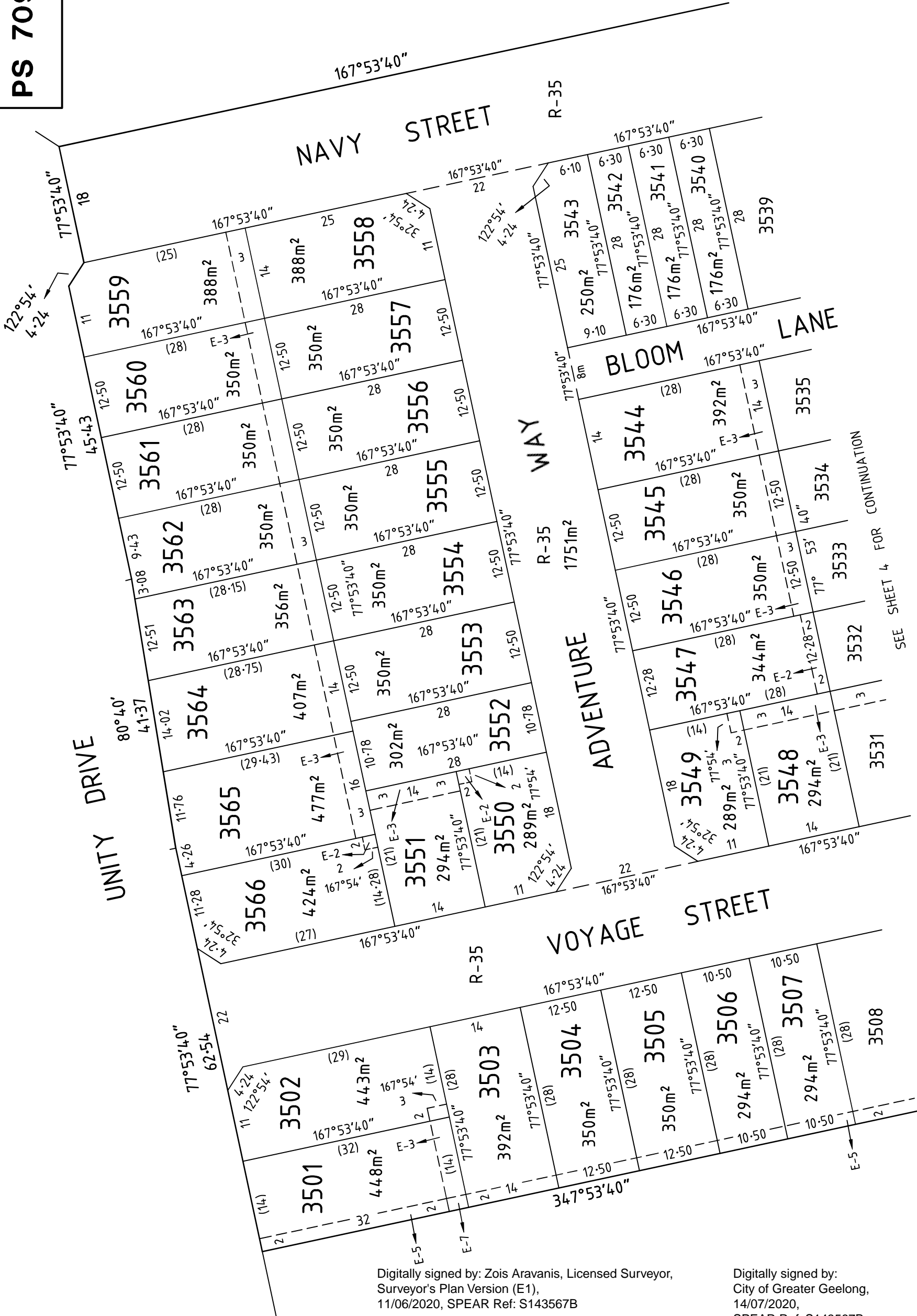


Digitally signed by: Zois Aravanis, Licensed Surveyor,
Surveyor's Plan Version (E1),
11/06/2020, SPEAR Ref: S143567B

ORIGINAL SHEET
SIZE: A3

SHEET 2

Digitally signed by:
City of Greater Geelong,
14/07/2020,
SPEAR Ref: S143567B



Digitally signed by: Zois Aravanis, Licensed Surveyor,
Surveyor's Plan Version (E1),
11/06/2020, SPEAR Ref: S143567B

Digitally signed by:
City of Greater Geelong,
14/07/2020,
SPEAR Ref: S143567B

calibre
CALIBRE GROUP
LICENSED LAND SURVEYORS & ENGINEERS
CALIBRE CONSULTING (MELB) PTY LTD
Level 2, 55 Southbank Boulevard
Southbank VIC 3006
T 03 9203 9000
F 03 9203 9099
www.calibregroup.com

REF: A100611/35

VERSION: E

GL 17/2/20

ZOIS ARAVANIS, LICENSED SURVEYOR

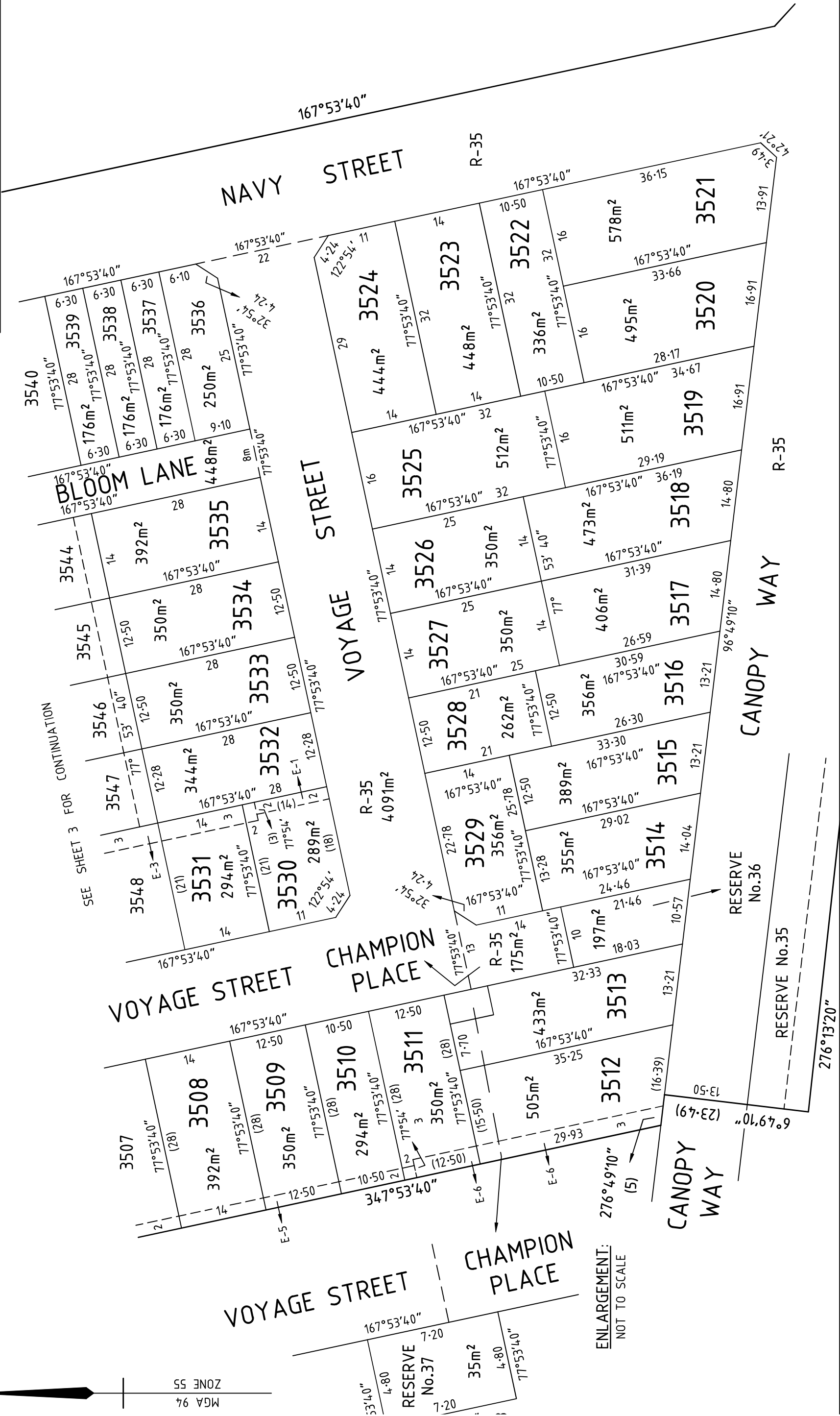
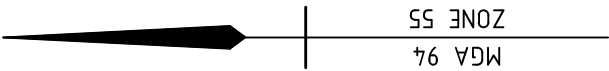
SCALE 1:600

LENGTHS ARE IN METRES

6 0 6 12 18 24


ORIGINAL SHEET SIZE: A3

SHEET 3



Digitally signed by: Zois Aravanis, Licensed Surveyor,
Surveyor's Plan Version (E1),
11/06/2020, SPEAR Ref: S143567B

Digitally signed by:
City of Greater Geelong,
14/07/2020,
SPEAR Ref: S143567B



LICENSED LAND SURVEYORS & ENGINEERS
CALIBRE CONSULTING (MELB) PTY LTD
Level 2, 55 Southbank Boulevard
Southbank VIC 3006
T 03 9203 9000
F 03 9203 9099
www.calibregroup.com

REF: **A100611/35** VERSION: **E** GL 17/2/20

SCALE
1:600

6 0 6 12 18 24
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: **A3**

SHEET **4**

ZOIS ARAVANIS, LICENSED SURVEYOR

CREATION OF RESTRICTION No.35

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 3501-3505, 3508, 3509, 3511-3527, 3529, 3532-3535, 3544-3547 & 3552-3566 (ALL INCLUSIVE)
LAND TO BENEFIT: LOTS 3501-3505, 3508, 3509, 3511-3527, 3529, 3532-3535, 3544-3547 & 3552-3566 (ALL INCLUSIVE)

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF A LOT ON THIS PLAN OF SUBDIVISION HIS HEIRS EXECUTORS ADMINISTRATORS AND TRANSFEREES SHALL NOT AT ANY TIME ON THE SAID LOT OR ANY PART OR PARTS THEREOF:

- (i) BUILD OR CAUSE TO BE BUILT OR ALLOW TO BE BUILT OR ALLOW TO REMAIN MORE THAN ONE PRIVATE DWELLING-HOUSE (WHICH EXPRESSION SHALL INCLUDE A HOUSE, APARTMENT, UNIT OR FLAT);
- (ii) BUILD OR CAUSE TO BE BUILT OR ALLOW TO BE BUILT OR ALLOW TO REMAIN A DWELLING-HOUSE OR ANY OTHER IMPROVEMENTS, OR CARRY OUT CAUSE TO BE CARRIED OUT OR ALLOW TO BE CARRIED OUT ANY BUILDING OR CONSTRUCTION WORKS ON THE LOT UNLESS:
 - (A) COPIES OF BUILDING PLANS, ELEVATIONS, ROOF PLAN, SITE PLAN (INCORPORATING SET-BACK FROM ALL BOUNDARIES, BUILDING ENVELOPE, EXISTING CONTOUR, PROPOSED FINISHED FLOOR LEVELS AND SITE LEVELS, ALL PROPOSED DRIVEWAYS AND PATHS, DETAILS OF FENCES AND OUTBUILDINGS AND LANDSCAPING) AND SCHEDULE OF EXTERNAL COLOURS AND MATERIALS ("PLANS") HAVE BEEN SUBMITTED TO THE DESIGN ASSESSMENT PANEL CARE OF STEPHAN P. KOSA & ASSOCIATES P/L, PO BOX 356, MONT ALBERT, VIC 3127 OR SUCH OTHER ENTITY AS MAY BE NOMINATED BY THE DESIGN ASSESSMENT PANEL FROM TIME TO TIME;
 - (B) THE PLANS COMPLY WITH THE APPROVED BUILDING ENVELOPES ISSUED IN ACCORDANCE WITH PLANNING PERMIT 496-2012 OR ANY SUBSEQUENT PERMIT, A COPY OF WHICH CAN BE OBTAINED FROM THE WEB SITE AT www.armstrongmtduneed.com.au;
 - (C) THE PLANS COMPLY WITH THE DESIGN GUIDELINES, A COPY OF WHICH CAN BE OBTAINED FROM THE WEB SITE AT www.armstrongmtduneed.com.au;
 - (D) THE DESIGN ASSESSMENT PANEL OR SUCH OTHER ENTITY AS MAY BE NOMINATED BY THE DESIGN ASSESSMENT PANEL FROM TIME TO TIME HAS GIVEN ITS WRITTEN APPROVAL TO THE PLANS PRIOR TO THE COMMENCEMENT OF WORKS;
- (iii) BUILD OR CAUSE TO BE BUILT OR ALLOW TO BE BUILT OR ALLOW TO REMAIN STANDING A DWELLING-HOUSE WITH A FLOOR AREA OF LESS THAN:
 - (A) 160 SQUARE METRES IN THE CASE OF A LOT HAVING AN AREA OF 500 SQUARE METRES OR GREATER; OR
 - (B) 130 SQUARE METRES IN THE CASE OF A LOT HAVING AN AREA OF 400 SQUARE METRES OR GREATER BUT LESS THAN 500 SQUARE METRES; OR
 - (C) 100 SQUARE METRES IN THE CASE OF A LOT HAVING AN AREA OF 300 SQUARE METRES OR GREATER BUT LESS THAN 400 SQUARE METRES; OR
 - (D) 75 SQUARE METRES IN THE CASE OF A LOT HAVING AN AREA OF LESS THAN 300 SQUARE METRES.

FOR THE PURPOSES OF CALCULATING THE FLOOR AREA OF A DWELLING HOUSE THE AREA OF THE GARAGES, TERRACES, PERGOLAS OR VERANDAHS SHALL BE EXCLUDED.

- (iv) BUILD OR CAUSE TO BE BUILT OR ALLOW TO BE BUILT OR ALLOW TO REMAIN ANY FENCING:
 - (A) ALONG A FRONT STREET BOUNDARY; OR
 - (B) BETWEEN THE FRONT STREET BOUNDARY AND THE BUILDING LINE; OR
 - (C) UPON A SIDE OR REAR BOUNDARY OF A LOT EXCEPT A FENCE:
 - a. WHICH IS CONSTRUCTED OF TIMBER PALINGS WITH EXPOSED POSTS CAPPED ACROSS THE TOP OF THE PALINGS; AND
 - b. WHICH DOES NOT EXCEED 1.8 METRES IN HEIGHT EXCLUDING A SCREEN ERECTED TO MEET THE REQUIREMENTS OF PART 4 OF THE *BUILDING REGULATIONS* 2006 IN RELATION TO OVERLOOKING.
- (v) SUBDIVIDE OR CAUSE TO SUBDIVIDE OR ALLOW TO BE SUBDIVIDED THE BURDENED LAND.
- (vi) ALLOW ANY OF THE ABOVE RESTRICTIONS TO BE CHANGED OR AMENDED UNLESS OTHERWISE APPROVED IN WRITING BY THE RESPONSIBLE AUTHORITY AND THE DESIGN ASSESSMENT PANEL.

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT 10 YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

CREATION OF RESTRICTION No.35A

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 3506, 3507, 3510, 3528, 3530, 3531, 3536-3543 & 3548-3551 (ALL INCLUSIVE)
LAND TO BENEFIT: LOTS 3506, 3507, 3510, 3528, 3530, 3531, 3536-3543 & 3548-3551 (ALL INCLUSIVE)

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF A LOT ON THIS PLAN OF SUBDIVISION HIS HEIRS EXECUTORS ADMINISTRATORS AND TRANSFEREES SHALL NOT AT ANY TIME ON THE SAID LOT OR ANY PART OR PARTS THEREOF:

- (i) CONSTRUCT OR EXTEND ANY DWELLING OR ALLOW THE CONSTRUCTION OR EXTENSION OF ANY DWELLING UNLESS IT HAS BEEN ASSESSED FOR COMPLIANCE AGAINST THE SMALL LOT HOUSING CODE. FOR THE PURPOSES OF ASSESSMENT AGAINST THE SMALL LOT HOUSING CODE, ALL BURDENED LOTS ARE TO BE ASSESSED AS TYPE B LOTS .
- (ii) CONSTRUCT OR EXTEND ANY DWELLING OR ALLOW THE CONSTRUCTION OR EXTENSION OF ANY DWELLING UNLESS THE PLANS COMPLY WITH THE RELEVANT CLAUSES OF THE APPROVED DESIGN GUIDELINES, A COPY OF WHICH CAN BE OBTAINED FROM THE WEBSITE AT www.armstrongmtduneed.com.au

CREATION OF RESTRICTION No.35B


UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 3501-3512, 3530, 3531, 3544-3551 AND 3559-3566 (ALL INCLUSIVE)
LAND TO BENEFIT: LOTS 3501-3566 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF A BURDENED LOT MUST NOT:

- (i) BUILD OR PERMIT TO BE BUILT ANY BUILDING(S) THAT DOES NOT PROVIDE 1.0 METRE CLEAR HORIZONTAL ACCESS ALONG THE FULL LENGTH OF A MINIMUM ONE SIDE BOUNDARY OF THE LOT.

 <div>LICENSED LAND SURVEYORS & ENGINEERS CALIBRE CONSULTING (MELB) PTY LTD Level 2, 55 Southbank Boulevard Southbank VIC 3006 T 03 9203 9000 F 03 9203 9099 www.calibregroup.com</div>			ORIGINAL SHEET SIZE: A3	SHEET 5
	REF: M100611/35	VERSION: E	GL 17/2/20	Digitally signed by: Zois Aravanis, Licensed Surveyor, Surveyor's Plan Version (E1), 11/06/2020, SPEAR Ref: S143567B
		Digitally signed by: City of Greater Geelong, 14/07/2020, SPEAR Ref: S143567B		

OWNERS CORPORATION SCHEDULE							PS709524N/S35																			
Owners Corporation No. 1							Plan No. PS709524N																			
Land affected by Owners Corporation:		ALL LAND AFFECTED BY OWNERS CORPORATION 1 ON PREVIOUS STAGES OF THIS PLAN AND ALL OF THE LOTS IN THE TABLE BELOW Common Property No.: 1																								
Limitations of Owners Corporation:		Unlimited																								
Notations																										
<table><tr><td colspan="3">Totals</td></tr><tr><td></td><td>Entitlement</td><td>Liability</td></tr><tr><td>This schedule</td><td>6600</td><td>6600</td></tr><tr><td>Balance of existing OC</td><td>515600</td><td>149900</td></tr><tr><td>Overall Total</td><td>522200</td><td>156500</td></tr></table>												Totals				Entitlement	Liability	This schedule	6600	6600	Balance of existing OC	515600	149900	Overall Total	522200	156500
Totals																										
	Entitlement	Liability																								
This schedule	6600	6600																								
Balance of existing OC	515600	149900																								
Overall Total	522200	156500																								
Lot Entitlement and Lot Liability																										
Lot	Entitlement	Liability		Lot	Entitlement	Liability		Lot	Entitlement	Liability		Lot	Entitlement	Liability												
3501	100	100		3551	100	100																				
3502	100	100		3552	100	100																				
3503	100	100		3553	100	100																				
3504	100	100		3554	100	100																				
3505	100	100		3555	100	100																				
3506	100	100		3556	100	100																				
3507	100	100		3557	100	100																				
3508	100	100		3558	100	100																				
3509	100	100		3559	100	100																				
3510	100	100		3560	100	100																				
3511	100	100		3561	100	100																				
3512	100	100		3562	100	100																				
3513	100	100		3563	100	100																				
3514	100	100		3564	100	100																				
3515	100	100		3565	100	100																				
3516	100	100		3566	100	100																				
3517	100	100																								
3518	100	100																								
3519	100	100																								
3520	100	100																								
3521	100	100																								
3522	100	100																								
3523	100	100																								
3524	100	100																								
3525	100	100																								
3526	100	100																								
3527	100	100																								
3528	100	100																								
3529	100	100																								
3530	100	100																								
3531	100	100																								
3532	100	100																								
3533	100	100																								
3534	100	100																								
3535	100	100																								
3536	100	100																								
3537	100	100																								
3538	100	100																								
3539	100	100																								
3540	100	100																								
3541	100	100																								
3542	100	100																								
3543	100	100																								
3544	100	100																								
3545	100	100																								
3546	100	100																								
3547	100	100																								
3548	100	100																								
3549	100	100																								
3550	100	100																								

| LICENSED LAND SURVEYORS & ENGINEERS CALIBRE CONSULTING (MELB) PTY LTD Level 2, 55 Southbank Boulevard Southbank VIC 3006 T 03 9203 9000 F 03 9203 9099 www.calibreconsulting.co | | | | M100611/35 VERSION:D | | | | | | SHEET 1 | |
| Digitally signed by: Zois Aravanis, Licensed Surveyor, Surveyor's Plan Version (E1), 11/06/2020, SPEAR Ref: S143567B | | | | | | Digitally signed by: City of Greater Geelong, 14/07/2020, SPEAR Ref: S143567B | |